030.0	0004	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,022,400 / 1,022,400
					USE VALUE:	1,022,400 / 1,022,400
					ASSESSED:	1,022,400 / 1,022,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE
Owner 2:	MURPHY REAL EST HOLDINGS LLC
Owner 3:	
Street 1:	C/O THAYER & ASSOC
Street 2:	PO BOX 400196
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE -
Owner 2:	MURPHY REAL EST HOLDINGS LLC -
Street 1:	C/O THAYER & ASSOC
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 5,916 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1935, having primarily Brick Exterior and 3196 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5916.000	589,300	2,900	430,200	1,022,400
Total Card	0.136	589,300	2,900	430,200	1,022,400
Total Parcel	0.136	589,300	2,900	430,200	1,022,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.90 | /Parcel: 319.9

Legal Description

User Acct 21069

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/07/18

!2532!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	558,300	2900	5,916.	430,200	991,400	991,400	Year End Roll	12/18/2019
2019	111	FV	474,700	3000	5,916.	457,100	934,800	934,800	Year End Roll	1/3/2019
2018	111	FV	474,700	3000	5,916.	333,400	811,100	811,100	Year End Roll	12/20/2017
2017	111	FV	444,900	3000	5,916.	290,400	738,300	738,300	Year End Roll	1/3/2017
2016	111	FV	444,900	3000	5,916.	247,400	695,300	695,300	Year End	1/4/2016
2015	111	FV	400,300	3100	5,916.	242,000	645,400	645,400	Year End Roll	12/11/2014
2014	111	FV	400,300	3100	5,916.	199,000	602,400	602,400	Year End Roll	12/16/2013
2013	111	FV	400,300	3100	5,916.	189,300	592,700	592,700		12/13/2012

PRINT

Date	Time
12/10/20	17:55:31

LAST REV

Date	Time
11/18/19	14:42:02

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY OLIVE R	1407-23	1	10/10/2019	Convenience	10	No	No		
CARRIG ROBERT/J	01196-38		10/28/2011	Estate/Div	1	No	No		
CARRIG OLIVE	1196-38		11/3/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	21069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5916		Sq. Ft.	Site		0	80.	0.91	1			Med. Tr	-10					430,186						430,200	

Total AC/HA: 0.13581 | Total SF/SM: 5916 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 430,186 | Spl Credit | Total: 430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.97853565
Const Adj.:	1.06049991
Adj $ / SQ:	145.283
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723974
Depreciation:	134659
Depreciated Total:	589315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

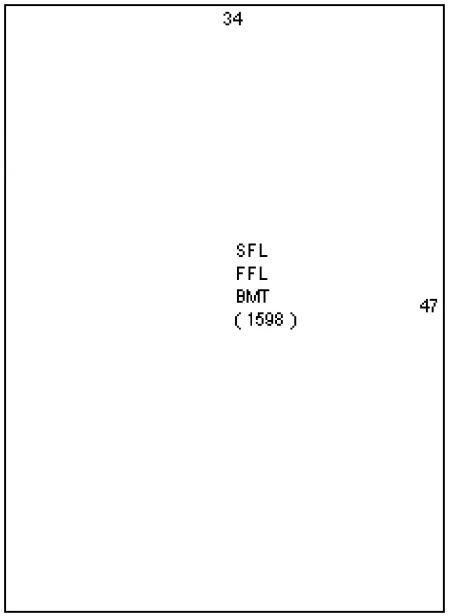
No Unit	RMS	BRS	FL
4	3	1	M
Totals			
4	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.28
Special Features:	0	Val/Su Net:	122.92
Final Total:	589300	Val/Su SzAd	184.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,598	43.580	69,649
FFL	First Floor	1,598	145.280	232,163
SFL	Second Floor	1,598	145.280	232,163

Net Sketched Area:	4,794			Total:	533,975
Size Ad	3196	Gross Are	4794	FinArea	3196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	111			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900